152.0	0006	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	802,400 / 802,400
					USE VALUE:	802,400 / 802,400
					ASSESSED:	802,400 / 802,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISCH ALISON MICHELE
Owner 2:	BEDI JAMES CHRISTOPHER
Owner 3:	
Street 1:	5 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VOZILA PAUL J -
Owner 2:	-
Street 1:	5 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4420.000	360,300		442,100	802,400
Total Card	0.101	360,300		442,100	802,400
Total Parcel	0.101	360,300		442,100	802,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.69 | /Parcel: 514.6

Legal Description

User Acct 100866

GIS Ref

GIS Ref

Insp Date 06/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0006-0016.0

!11925!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,300	0	4,420.	442,100	802,400	802,400	Year End Roll	12/18/2019
2019	101	FV	271,600	0	4,420.	414,500	686,100	686,100	Year End Roll	1/3/2019
2018	101	FV	255,600	0	4,420.	342,600	598,200	598,200	Year End Roll	12/20/2017
2017	101	FV	255,600	0	4,420.	315,000	570,600	570,600	Year End Roll	1/3/2017
2016	101	FV	255,600	0	4,420.	287,400	543,000	543,000	Year End	1/4/2016
2015	101	FV	241,800	0	4,420.	281,800	523,600	523,600	Year End Roll	12/11/2014
2014	101	FV	241,800	0	4,420.	261,900	503,700	503,700	Year End Roll	12/16/2013
2013	101	FV	241,800	0	4,420.	249,200	491,000	491,000		12/13/2012

PRINT

Date	Time
12/11/20	02:03:11

LAST REV

Date	Time
08/04/20	15:08:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11925

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOZILA PAUL J,	71149-553	1	6/13/2018		837,000	No	No		
AMES BENJAMIN B	49075-575		3/2/2007		533,000	No	No		
HARRINGTON RICH	34311-113		12/13/2001	Family	390,000	No	No		
	13681-696		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	100866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2007	136	Re-Roof	6,000					
7/12/2002	562	Wood Dec	5,000	O		G4	GR FY04	8X16 DECK-SIDE OF
12/19/2001	934	Redo Kit	60,000	C				REM 2 BATHS/KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2018	Inspected	PH	Patrick H
5/10/2018	Missed Appt.	CC	Chris C
4/30/2018	MEAS&NOTICE	BS	Barbara S
1/15/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
11/10/2008	Meas/Inspect	163	PATRIOT
6/15/2007	MLS	HC	Helen Chinal
3/12/2002	MLS	MM	Mary M
1/6/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4420		Sq. Ft.	Site		0	80.	1.25	9									442,081						442,100	

Total AC/HA: 0.10147 | Total SF/SM: 4420 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,081 | Spl Credit | Total: 442,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32350862
Const Adj.:	0.98000199
Adj $ / SQ:	162.130
Other Features:	95750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403873
Depreciation:	43618
Depreciated Total:	360254

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

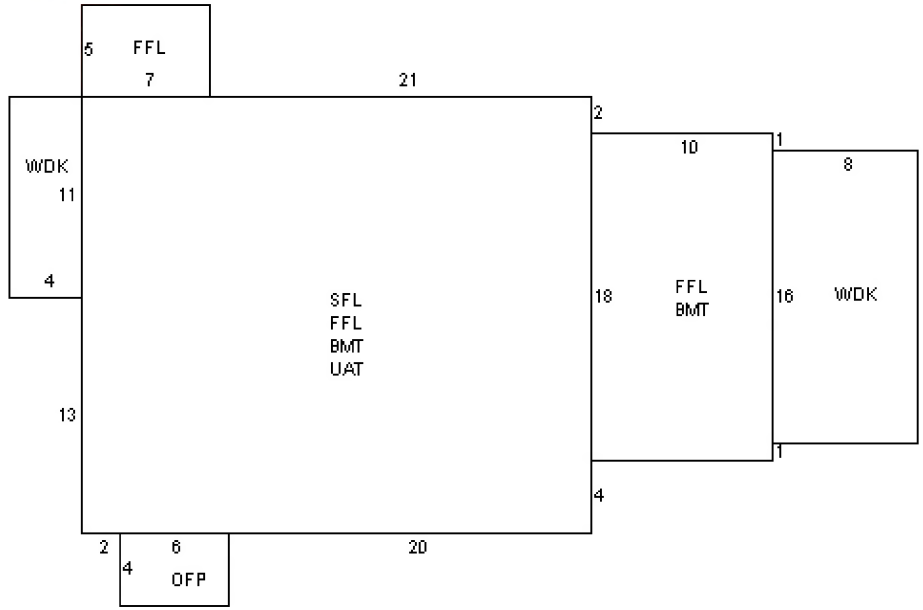
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.13
Special Features:	0	Val/Su Net:	129.84
Final Total:	360300	Val/Su SzAd	231.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	887	162.130	143,809
BMT	Basement	852	48.640	41,440
SFL	Second Floor	672	162.130	108,951
WDK	Deck	172	11.580	1,991
UAT	Upper Attic	168	64.850	10,895
OFP	Open Porch	24	43.120	1,035

Net Sketched Area:	2,775			Total:	308,121
Size Ad	1559	Gross Are	3279	FinArea	1559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0006-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc